

TO LET

Commercial premises suitable for a wide range of uses including offices, leisure, light industrial & storage.

From 1,865 ft² (173.27 m²) – 11,897 ft² (1,105.27 m²)

Coleman Street, Parkgate, Rotherham, S62 6EL.



Messrs. Commercial Property Rotherham for themselves and for vendors and lessors of this property whose agents are given notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Commercial Property Rotherham has the authority to make or give any representation or warranty in relation to this property.

LOCATION

The development fronts Coleman Street in Parkgate and benefits from loading access off Foundry Street. The property benefits from on-street car parking, whilst there is further free parking a short walking distance away on Hollybush Street. There are local amenities on nearby Broad Street. Parkgate Retail World is located less than one mile to the south.

BRIEF DESCRIPTION

The subject property comprises a three-storey development of brick construction with two separate loading doors off Foundry Street. The accommodation offers excellent potential for a range of uses including offices, warehousing and leisure. The property can be split, with an office user suitable for some of the accommodation in its existing use.

ACCOMMODATION

Approximate net internal floor area:

| | ft ² | m ² |
|--------------|-----------------|-----------------|
| Ground Floor | 8,469 | 786.80 |
| First Floor | 2,955 | 274.53 |
| Second Floor | 473 | 43.94 |
| Total | 11,897 | 1,105.27 |

RATING ASSESSMENT

We have consulted with the Valuation Office Agency and understand the property has a rateable value of £21,500 and is listed as "Factory & Premises". Please note this figure does not constitute the business rates payable.

FIXTURES & FITTINGS

The fixtures and fittings mentioned in this brochure will remain available for the benefit of the in-going occupier; neither the Agent nor their Clients can offer any form of warranty as to their working order, or suitability for any particular purpose.

SERVICES

Mains electricity, gas, water and drainage are understood to be supplied and connected. None of the services have however been tested by Commercial Property Rotherham. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all mains services prior to entering into any legal or financial commitment.

PLANNING

The property is suitable for uses falling within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

TERMS

The property is available as a whole, or can split. The whole of the property is available at a rental of £30,000 p.a. Terms and rentals for part of the property are available on application.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate (EPC) Rating of 83 (Band D). A copy of the EPC is available online or on request.

VAT

Prices quoted are exclusive of VAT but may be subject to VAT.

MONEY LAUNDERING

The Money Laundering Regulations currently place a legal requirement on a prospective Tenant to provide two acceptable forms of I.D.

VIEWING & FURTHER DETAILS

Viewing and further information is available by contacting the Sole Agent, Commercial Property Rotherham on 01709 721706.

DISCLAIMER

Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurements are taken by a Disto laser measuring device. We would suggest that Purchasers or Tenants satisfy themselves as to their accuracy prior to purchase or entering into a Lease.





